002.0	0003	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	805,500 / 805,500
					USE VALUE:	805,500 / 805,500
					ASSESSED:	805,500 / 805,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91	-91A	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALLARD DIANE N & THOMAS L
Owner 2:	
Owner 3:	
Street 1:	91 FAIRMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARTINO DIANA ROSE -
Owner 2:	LIFE ESTATE -
Street 1:	91 FAIRMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,614 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1929, having primarily Asbestos Exterior and 2140 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3614.000	382,800		422,700	805,500
Total Card	0.083	382,800		422,700	805,500
Total Parcel	0.083	382,800		422,700	805,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.40 | /Parcel: 376.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	1722
GIS Ref	
GIS Ref	
Insp Date	08/04/17

!172!

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	383,100	0	3,614.	422,700	805,800	805,800	Year End Roll	12/18/2019
2019	104	FV	311,900	0	3,614.	449,200	761,100	761,100	Year End Roll	1/3/2019
2018	104	FV	311,900	0	3,614.	327,600	639,500	639,500	Year End Roll	12/20/2017
2017	104	FV	292,200	0	3,614.	285,300	577,500	577,500	Year End Roll	1/3/2017
2016	104	FV	292,200	0	3,614.	243,100	535,300	535,300	Year End	1/4/2016
2015	104	FV	243,800	0	3,614.	237,800	481,600	481,600	Year End Roll	12/11/2014
2014	104	FV	243,800	0	3,614.	195,500	439,300	439,300	Year End Roll	12/16/2013
2013	104	FV	253,500	0	3,614.	186,000	439,500	439,500		12/13/2012

PRINT

Date	Time
12/10/20	16:01:58

LAST REV

Date	Time
08/23/17	11:47:48
apro	
172	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTINO DIANA R	1393-23		11/26/2010	Family	1	No	No		
MARTINO DIANA R	1309-149		10/11/2005	Family	1	No	No		
	832-79		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2014	945	Manual	2,450		8/4/2014			Remove and replace

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	372	PATRIOT
10/20/1999	Inspected	267	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	163	PATRIOT
8/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	1722
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3614		Sq. Ft.	Site		0	80.	1.46	1									422,737						422,700	

Total AC/HA:	0.08297	Total SF/SM:	3614	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	422,737	Spl Credit		Total:	422,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.14065421
Const Adj.:	0.93565685
Adj $ / SQ:	170.762
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	520175
Depreciation:	137326
Depreciated Total:	382848

COMMENTS

SCUTLLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

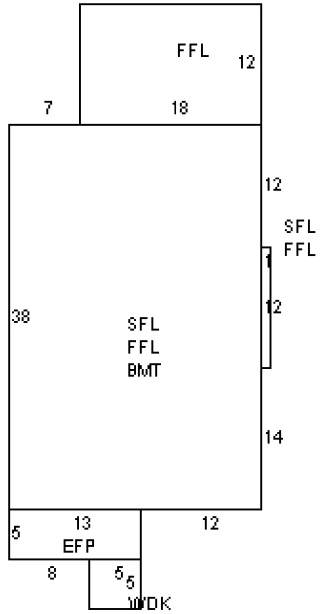
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.76
Special Features:	0	Val/Su Net:	120.38
Final Total:	382800	Val/Su SzAd	178.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,178	170.760	201,157
SFL	Second Floor	962	170.760	164,273
BMT	Basement	950	51.230	48,667
EFP	Enclos Porch	65	64.660	4,203
WDK	Deck	25	14.970	374

Net Sketched Area:	3,180			Total:	418,674
Size Ad	2140	Gross Are	3180	FinArea	2140

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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